

FOR SALE

**"INVERSHIEL"
63 SHEUCHAN STREET,
STRANRAER, DG9 0EA**



An opportunity to acquire a delightful cottage located only a few steps from the shores of Loch Ryan. From the property there are views over Loch Ryan to Ailsa Craig and the Isle of Arran beyond. In excellent condition throughout having been fully renovated in the recent past. The property benefits from a splendid kitchen, bright first floor lounge, delightful bathroom, full rewire, gas fired central heating, new internal plasterwork, new internal woodwork, and uPVC double glazing. Easily maintained patio garden to the rear.

**PORCH, HALLWAY, 'DINING' KITCHEN, UPPER
LOUNGE, BATHROOM, 3 BEDROOMS,
PATIO GARDEN**

PRICE: Offers over £135,000 are invited



Property Agents

Free pre – sale valuation

High profile town centre display

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Charlotte Street
Stranraer
DG9 7ED

Tel: 01776 706147
Fax: 01776 706890

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DESCRIPTION:

This is a delightful, fully renovated cottage located only a few steps from the shores of Loch Ryan, towards the west end of Stranraer and yet within easy reach of all major amenities within the town centre.

From the property there are views over Loch Ryan to Ailsa Craig and the isle of Arran beyond.

Of traditional construction under a slate/felt roof, the property benefits from a full rewire, gas fired central heating, uPVC double glazing, new internal plasterwork, new internal woodwork, splendid 'dining' kitchen, delightful bathroom, and bright internal décor.

There is an area of easily maintained patio garden ground to the rear.

Local amenities include Sheuchan Primary School, general store, and public house. There is also easy access to the shores of Loch Ryan and Agnew Park.

All major amenities including supermarkets, healthcare, indoor leisure pool complex and secondary school are all to be found in and around the town centre approximately 1 mile distant. There is a town centre and secondary school transport service available from close by

PORCH:

The property is accessed by way of a uPVC storm door. Glazed interior door to the hallway.

HALLWAY:

The hallway provides access to the ground floor accommodation and staircase to the first floor. CH radiator and hall cupboard.



'DINING' KITCHEN:

The kitchen has been fitted with a full range of floor and wall mounted units with ample woodgrain style worktops incorporating a stainless-steel sink with swan neck mixer. There is a gas hob, extractor hood, built-in oven, built-in microwave, integrated fridge/freezer, integrated dishwasher, and integrated washing machine. Recessed lighting, kick-plate lighting, and TV point.



[Further kitchen image](#)



BEDROOM 1:
A bedroom to the front with CH radiator.



BEDROOM 2:
A bedroom to the side with TV point and CH radiator.



UPPER LOUNGE:

The lounge is located on the first floor to capitalise on the views over Loch Ryan. There is a wall mounted TV point and CH radiator.



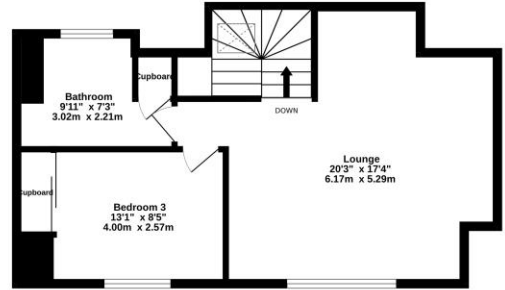
BATHROOM:

The bathroom is fitted with a 3 – piece suite in white comprised of a WHB, WC and bath. There is a large separate shower cubicle with mains shower. CH radiator rail.

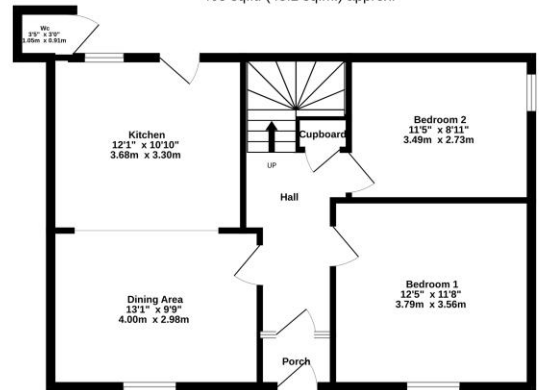


WC:

An outbuilding with a WC. The gas fired central heating boiler is located here.



1st Floor
465 sq.ft. (43.2 sq.m.) approx.



Ground Floor
632 sq.ft. (58.7 sq.m.) approx.

TOTAL FLOOR AREA - 1097 sq.ft. (101.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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BEDROOM 3:

A first-floor bedroom to the front with built-in wardrobe and CH radiator.



GARDEN:

There is an enclosed area of garden ground to the rear comprised of a paved patio.



ENTRY: Negotiable

VIEWING: By appt with *S.W.P.C*

DETAILS PREPARED: 12/10/2023

COUNCIL TAX: Band 'B'

GENERAL:

All fitted flooring, blinds, fire surround, and integrated kitchen appliances are included in the sale price.

SERVICES:

Mains electricity, water, gas, and drainage.
EPC = C

OFFERS:

All offers for the above property should be made in writing to

South West Property Centre Ltd,
Charlotte Street, Stranraer, DG9 7ED.
Tel: (01776) 706147 Fax: (01776) 706890
www.swpc.co.uk

Although prepared with care and believed to be correct, these particulars are not guaranteed and will not form part of any contract. Purchasers should satisfy themselves as to all points. Where dimensions are quoted, they are approximate only. Heritable systems and appliances are untested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.
The photographs used are for the purpose of illustration and may demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also, it should not be assumed that the photographs are taken from within the boundaries of the property or show what is included in the sale.